

# Memorandum



**Date:** May 8, 2007

**To:** Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

Agenda Item No. 5(B)

**From:** George M. Burge  
County Manager

A handwritten signature in black ink, appearing to read "Burge", written over the printed name of George M. Burge.

**Subject:** TUSCANY VILLAS WEST

## **RECOMMENDATION**

The following plat meets concurrency and is hereby submitted for consideration by the Board of County Commissioners for approval. The Miami-Dade County Plat Committee recommends approval and recording of the plat listed below. This plat is bounded on the north by SW 132 Street, on the east by SW 129 Path, on the south by SW 136 Street, and on the west by SW 132 Avenue.

## **SCOPE**

This plat is located within the boundaries of Commission District 9.

## **FISCAL IMPACT/FUNDING SOURCE**

Not Applicable

## **TRACK RECORD/MONITOR**

Not Applicable

## **BACKGROUND**

TUSCANY VILLAS WEST (T-22606)

- Located in Section 14, Township 55 South, Range 39 East
- Commission District: 9
- Zoning: RU-3M
- Proposed Usage: Townhouses
- Number of parcels: 101

## **PLAT RESTRICTIONS**

- That SW 132<sup>nd</sup> Avenue, SW 132<sup>nd</sup> Street and SW 136<sup>th</sup> Street, as shown on the plat, together with all existing and future planting, trees, shrubbery and fire hydrants thereon

are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors or assigns, the reversion or reversions thereof whenever discontinued by law.

- That all new electric and communication lines, except transmission lines, within this subdivision shall be installed underground.
- That individual wells shall not be permitted within this subdivision except for swimming pools, sprinkler systems, and/or air conditioners.
- That the use of septic tanks will not be permitted on any lot or tract within this subdivision, unless approved for temporary use, in accordance with County and State regulations.
- That Tract "A", as shown on the plat, is hereby reserved for common area for the joint and several use of property owners within this subdivision, and as a means of ingress and egress to the individual lots, utility and landscape easement, for the installation and maintenance of public utilities and landscaping and shall be owned and maintained in accordance with a Miami-Dade County approved Homeowner's Association.
- That Tract "B", as shown on the plat, is hereby reserved for an Entrance Feature Tract, and shall be owned and maintained in accordance with a Miami-Dade County approved Homeowner's Association.
- That the limited access right-of-way line, as shown on the plat, is hereby designated for the express purpose of preventing direct vehicular access to and from the adjoining (arterial) road.
- That the five (5) foot wall maintenance easement, as shown by dashed lines on the plat, is hereby reserved for the installation and maintenance of a decorative wall.
- That the utility easements, shown by dashed lines on the plat, are hereby reserved for the installation and maintenance of public utilities.

#### **DEVELOPER'S OBLIGATION**

- Paving, sidewalks, street name signs, drainage, curb and gutter, barricades, traffic control signs, striping and monumentation. Bonded under bond number 7703 for the amount of \$165,112.00

If additional information is deemed necessary, please contact Mr. Raul Pino, PLS, Chairman, Miami-Dade County Plat Committee at (305) 375-2112.

  
Assistant County Manager



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

**DATE:** May 8, 2007

**FROM:** Murray A. Greenberg  
County Attorney

**SUBJECT:** Agenda Item No. 5(B)

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☒ No committee review

Approved \_\_\_\_\_ Mayor

Agenda Item No. 5(B)

Veto \_\_\_\_\_

05-08-07

Override \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION APPROVING THE PLAT OF TUSCANY  
VILLAS WEST, LOCATED IN THE SOUTHEAST 1/4 OF  
SECTION 14, TOWNSHIP 55 SOUTH, RANGE 39 EAST (SW  
132 STREET AND SW 132 AVENUE)

**WHEREAS**, GMAC Model Home Finance, LLC, a Delaware limited liability company, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as TUSCANY VILLAS WEST, the same being a replat of Lots 1 and 2, Block 1 of Castanha Commercial Park, according to the plat thereof, as recorded in Plat Book 162 , at Page 95, of the Public Records of Miami-Dade County, Florida, lying and being in the Southeast 1/4 of Section 14, Township 55, Range 39 East, and a subdivision of a portion of land lying and being in the Southeast ¼ of Section 14, Township 55 South, Range 39 East, Miami-Dade County, Florida, and it appears that all requirements of law concerning said plat insofar as the authority of this Board is concerned have been complied with,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that said plat is hereby approved; that the dedication of the streets, alleys and other rights of way however designated or depicted on said plat is hereby accepted; that the Miami-Dade County Plat Restrictions as listed on said plat are approved and are to be enforced; that approval of the plat is not a waiver of any zoning regulations and that the requirements of the zoning existing on this land at the time this resolution is approved shall be enforced

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whether or not the various parcels on this plat conform to those requirements; this approval is conditioned upon the proper execution of all documents required by the County Attorney's Office.

The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 8<sup>th</sup> day of May, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

Jorge Martinez-Esteve



S.W. 132nd AVENUE

S.W. 132nd

STREET

TUSCANY VILLAS

WEST

T-22606

S.W. 129th PATH

S.W. 127th AVENUE

North

S.W. 136th STREET

# LOCATION MAP

A PORTION OF THE S.E. 1/4 OF SECTION 14, TOWNSHIP 55 SOUTH, RANGE 39 EAST,  
MIAMI-DADE COUNTY, FLORIDA.  
NOT TO SCALE